



Stoneacre  
Properties



## Gledhow Court

Leeds, LS7 4NL

£160,000



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## Entrance

Block entered via communal front door and stairs lead up to the first floor apartment.

## Hallway

Entering the property you are welcomed into the entrance hallway which offers access to the lounge, both bedrooms and the bathroom.

## Lounge

Large spacious lounge is laid to carpet and boasts ample space for a sitting area and dining table, feature fireplace, and large wall to wall windows showing off the superb woodland views.

## Kitchen

Well presented and modern kitchen is made up of shaker style wall and base units and comprises integrated oven, gas hob with extractor above, stainless steel sink with drainer, plumbing for washing machine, and space for fridge/freezer. The kitchen again boasts fantastic woodland views

## Bedroom 1

Spacious double bedroom laid to carpet with large window to rear elevation. Ample space for double bed and storage.

## Bedroom 2

Second bedroom can accommodate single bed and would be ideal as a home office.

## Bathroom

Main bathroom comprises shower over bath with glass shower screen, toilet and sink.

## External

Externally, the property boasts well maintained communal grounds.

## Additional Information

Gas central heating with combi boiler  
Resident parking

## Lease

We are advised by the vendor that the property is leasehold with a term of approximately 900 years remaining. The current service charge and ground rent is approximately £540 per quarter. A buyer is advised to obtain verification from their solicitor or legal advisor.



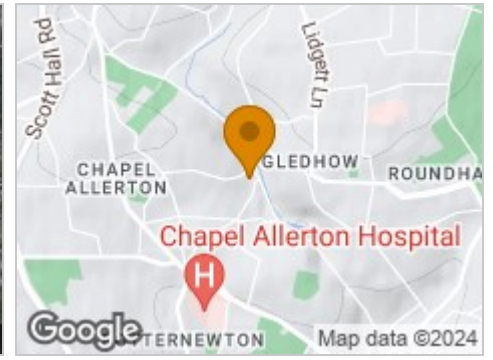
## Road Map



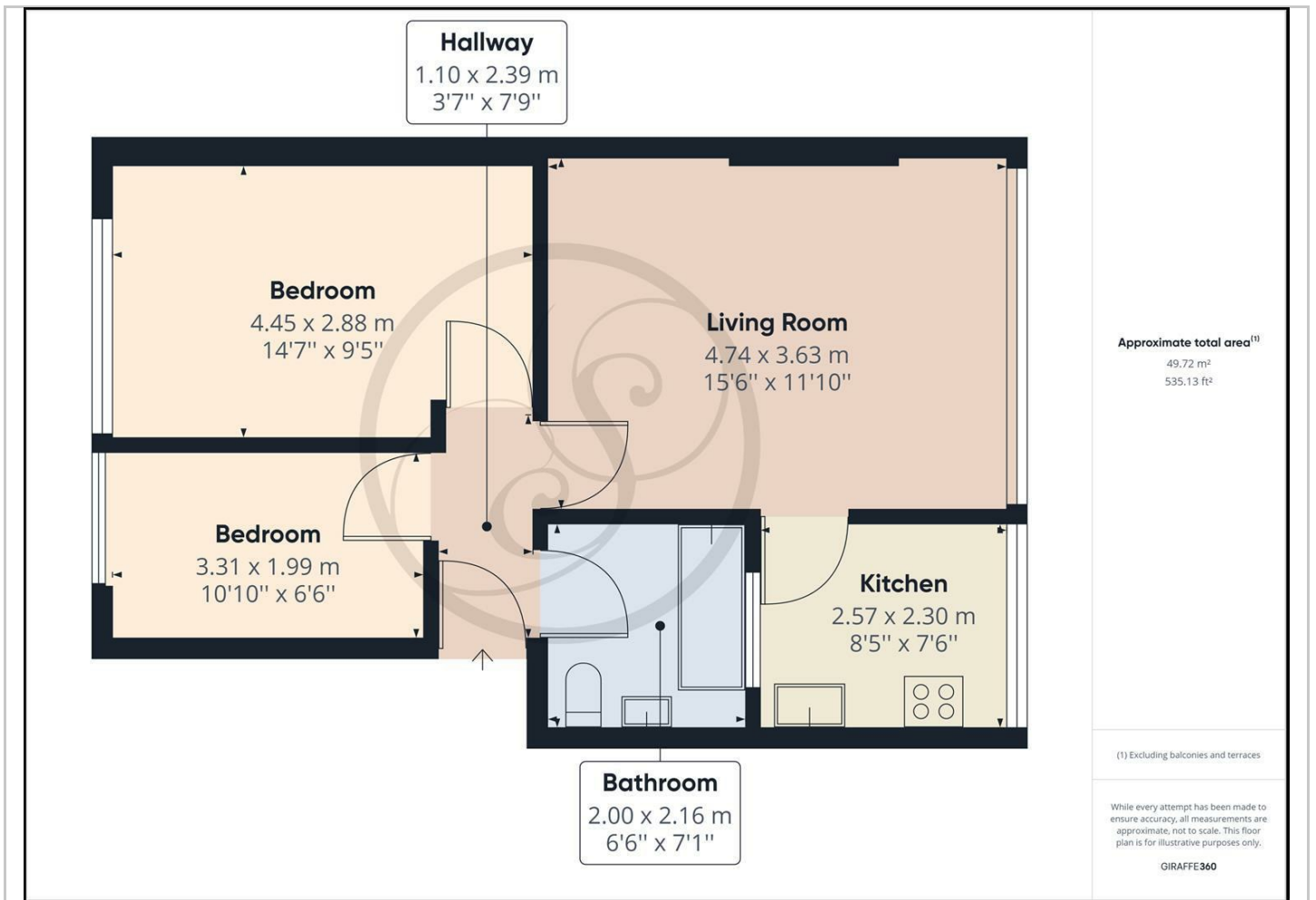
## Hybrid Map



## Terrain Map



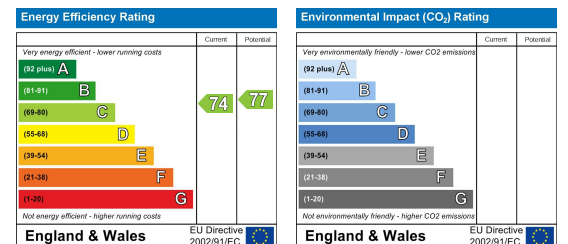
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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